



2022-009682  
Klamath County, Oregon  
08/09/2022 11:41:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

David A. Hoegee and Heather L. Hoegee

4735 Harlan Drive

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

David A. Hoegee and Heather L. Hoegee

4735 Harlan Drive

Klamath Falls, OR 97603

File No. 552663AM

### STATUTORY WARRANTY DEED

**Lyle S. Shrifter, also known as Steve Shrifter, as Trustee of the Steve Shrifter Trust, uad November 7, 2013 and his successors in Trust,**

Grantor(s), hereby convey and warrant to

**David A. Hoegee and Heather L. Hoegee, as Tenants by the Entirety,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**A portion of Tract 36 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the Southwesterly boundary of Tract 36, HOMEDALE, which is South 43° 30' East a distance of 78.5 feet from the Southwesterly corner of said Tract 36, thence South 43° 30' East along the Southwesterly boundary of said tract, a distance of 91.62 feet to the Northwesterly line of that certain parcel conveyed to Homer L. Koertje by deed dated January 19, 1948 and recorded January 21, 1948 in Book 216, page 79, Deed Records of Klamath County, Oregon; thence North 46° 30' East parallel to the Southeasterly boundary of said tract and along said Northwesterly line of said Koertje parcel, a distance of 145.69 feet, more or less; to a point which is South 0° 24' East 104.52 feet from the Northerly boundary of said Tract 36; thence North 89° 48' West, parallel to the North boundary of said tract, a distance of 132.6 feet; thence South 46° 30' West 49.82 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$125,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

**2022-2023 Real Property Taxes, a lien not yet due and payable**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 28th day of July, 2022.

The Steve Shrifter Trust

By: Lyle S. Shrifter  
Lyle S. Shrifter, Trustee

State of Oregon} ss.  
County of Klamath County}

On this 28th day of July, 2022, before me, Stacy Howard a Notary Public in and for said state, personally appeared Lyle S. Shrifter, known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Steve Shrifter Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard  
Notary Public for the State of Oregon»  
Residing at: Klamath County  
Commission Expires: 10-01-2023

